Book 201 Page 10

MOT-48-0.45

SECTION 28, 29 T.3, R.5, M.R.S.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

BASIS FOR BEARINGS:

THE COORDINATES ON THIS PLAN ARE GROUND AND WERE ESTABLISHED FROM GPS OBSERVATIONS BASED UPON THE OHIO HARN, WGS 1984, GEOID 96, AND IN THE OHIO SOUTH ZONE.

THIS SURVEY IS INTENDED TO BE IN THE SAME BEARING AND GROUND COORDINATE SYSTEM AS O.D.O.T. PROJECT MOT-48-00.40 RECORDED IN THE MONTGOMERY COUNTY RECORDS PLAT BOOK 179, PAGE 29. ALL MONUMENTATION FOUND WITH THAT SURVEY WAS LOCATED. TWO IRON PINS WERE LOCATED THAT WERE FOUND WITH THE PREVIOUS SURVEY; AT 16.50 FEET LEFT OF STATION 15+82.78 AND 16.31 FEET RIGHT OF STATION 27+02.66. THE NORTH 6° 37' 20" EAST BEARING BETWEEN THESE POINTS AND THEIR O.D.O.T. ESTABLISHED COORDINATES WERE HELD AS COORDINATE AND BEARING CONTROL FOR THIS PROJECT.

TWO RAILROAD SPIKES WERE LOCATED THAT WERE FOUND WITH THE PREVIOUS SURVEY; AT 0.02 FEET LEFT OF STATION 26+86.19 AND ON ℄ AT STATION 34+14.37. THESE RAILROAD SPIKES FOUND WERE USED TO RE-TRACE THE STATIONING FOR STATE ROUTE 48 SHOWN WITH THIS CENTERLINE PLAT.

LJB USED A SCALE FACTOR OF 0.99990083 TO CONVERT FROM STATE PLANE GRID COORDINATES TO GROUND VALUES. IN SO DOING, WE UNCOVERED ERRORS ON THE PREVIOUS ODOT PLAT (MOT-48-00.40) REQUIRING EACH GROUND COORDINATE TO BE CHANGED BY -1.06 FEET TO THEIR NORTHINGS AND -3.01 TO THEIR EASTINGS.

ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND MEASUREMENTS IN FEET.

MONUMENTS TO BE SET DURING CONSTRUCTION					
℄ of RIGHT OF WAY	DISTANCE FROM ℄ of RIGHT OF WAY		ADJUSTABLE ℄ MONUMENTS	GROUND COORDINATES	
S.R. 48	LEFT	RIGHT	ITEM 604E 38500	NORTHING	EASTING
24+00	ON ℄		1	582751.9585	1500170.4527
29+00	ON ℄		1	583250.0980	1500213.5461
34+14.37	AT PI		1	583762.5540	1500257.8780
39+00	ON ℄		1	584246.4146	1500299.2960
44+00	ON ℄		1	584744.5928	1500341.9395
SOCIAL ROW ROAD					
37+05.91	ON ℄		1	583753.8158	1499826.6696
45+66.88	ON ℄		1	583706.6453	1500685.5362
50+00	ON ℄		1	583650.5004	1501115.0011
TOTAL TO GENERAL SUMMARY			8		

INCHES 1 2 3 4

PLAT BOOK 201 PAGE: 10

NOTE:

THE PROPOSED RIGHT OF WAY SHALL BE REFERENCED FROM THE CENTERLINE OF CONSTRUCTION SURVEY.

ADJUSTABLE CENTERLINE MONUMENTS, REFERENCE MONUMENTS AND RIGHT OF WAY MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1 (REV. 4-18-03) OF THE OHIO DEPARTMENT OF TRANSPORTATION. THE PLACING OF THE MONUMENTS SHALL BE UNDER THE DIRECTION OF A SURVEYOR REGISTERED IN THE STATE OF OHIO AND ARE TO BE SET, AS SHOWN, BY THE HIGHWAY CONTRACTOR AT THE TIME OF CONSTRUCTION. ANY ALTERATIONS, WITH PRIOR APPROVAL OF THE OHIO DEPARTMENT OF TRANSPORTATION, SHALL BE NOTED AND O.D.O.T. AND THE MONTGOMERY COUNTY ENGINEER'S OFFICE SHALL BE NOTIFIED OF THE NEW LOCATIONS.

NOTE: THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING
BOOK A, PAGE 62
OHIO LEGISLATURE VOLUME 29, PAGE 353
-PASSED MARCH 14, 1831
S.H. I.C.H. 64 SEC. "B"
MOT-48-00.40 PLAT BOOK 179, PAGE 29
MOT-48-0.650
PLAT BOOK OO PAGE 12
PLAT BOOK QQ PAGE 21
PLAT BOOK 178 PAGE 39

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED CENTERLINE MONUMENT BOX
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- I.R.F. 5/8" IRON PIN FOUND (UNLESS SIZE OTHERWISE NOTED)
- I.R.S. IRON PIN SET W/ ID CAP
- R.F. IRON PIPE FOUND
- P.K.F. P.K. NAIL FOUND
- P.K.S. P.K. NAIL SET
- MAG MAG NAIL FOUND

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS. ALL MONUMENTATION IS OR TO BE SET AS SHOWN.

THE ESTABLISHMENT OF THE PROPERTY LINES AND EXISTING RIGHT OF WAY LINES SHOWN ON THIS PLAN AS OF THIS DATE WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

BY _____ JOHN J. BEALS

SURVEYOR NO. 5312 DATE 9/21/2005

RECEIVED _____, 20____
RECORDED _____, 20____
BOOK _____ PAGE _____
COUNTY RECORDER

STATE OF OHIO JOHN J. BEALS 5312 REGISTERED PROFESSIONAL SURVEYOR

RECORD OF LAND SURVEYS
VOLUME ___ PAGE ___

HORIZONTAL SCALE IN FEET 0 100 200 400

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

CENTERLINE PLAT

MOT-48-0.45

1/19

138/156

PROPERTY OWNERS

1. CENTERVILLE ALLIANCE CHURCH, THE CHRISTIAN AND MISSIONARY ALLIANCE
2. RLG SOCIAL ROW LTD. AND GCG SOCIAL ROW LTD.
3. JAMES E. PORTER
4. DEBORAH ANN SMITH AND SULLIVAN SMITH
5. LUTHER C. LEHMAN AND LOIS L. LEHMAN
6. JOHN T. ROSS
7. JIM WEPRIN, TRUSTEE FOR IRREVOCABLE TRUST FOR LANCE OAKES, PETER OAKES, AND SHANNON OAKES
8. BOARD OF TRUSTEES OF WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO
9. THE TRUSTEES OF MIAMI PRESBYTERY OF THE UNITED PRESBYTERIAN CHURCH OF THE UNITED STATES OF AMERICA
10. VERRILL O. GARDINER
11. NOT USED
12. NOT USED
13. NOT USED
14. NOT USED
15. NOT USED
16. JAMES A. LANDSIEDEL AND WALLACE E. BERMAN
17. ETHEL WINTERHALTER
18. NOT USED
19. NOT USED
20. NOT USED
21. CHRISTOPHER G. MALCHOW AND KAREN M. MALCHOW
22. BARBARA SUE ANDERSON
23. ARNOLD O. OGINGA AND ASMAHAN N. YUNIS
24. RICKY N. BLANKENSHIP AND MADONNA C. BLANKENSHIP
25. LEROY E. CLEMENZ AND PEGGY C. CLEMENZ
26. KATHRINE A. MATTINGLY AND MATTHEW A. MATTINGLY

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

REFERENCE POINT INFORMATION IS CONTAINED IN THE CONSTRUCTION PLAN.

SECTION 28, 29 T.3, R.5, M.R.S.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

UTILITIES

ELECTRIC	DAYTON POWER & LIGHT 1900 DRYDEN ROAD DAYTON, OH 45439 MARK EDSALL 937-331-4805	WATER	MONTGOMERY COUNTY WATER 1850 SPAULDING ROAD KETTERING, OH 45432 CHARLES SCHAFFER 937-781-2630
TELEPHONE	SBC (PHONE) 3233 WOODMAN DRIVE DAYTON, OH 45420 ART LAZARZ 937-296-3888	SANITARY	MONTGOMERY COUNTY SANITARY 1850 SPAULDING ROAD KETTERING, OH 45432 CHARLES SCHAFFER 937-781-2630
GAS	VECTEN 6500 CLYO ROAD CENTERVILLE, OH 45459 CHUCK KANOY 937-312-2533	TELEPHONE	MCI 312 PLUM ST SUITE 850 CINCINNATI, OH 45202 TONY WEINFURTNER 513-200-0079
CABLE	TIME WARNER CABLE 275 LEO STREET DAYTON, OH 45404 DENNIS RAPP 937-425-8858	SIGNALS	OHIO DEPT. OF TRANSPORTATION DISTRICT 7 1001 ST. MARY'S AVENUE SIDNEY, OH 45365 TERRY MILLER 937-497-6841

A EX. 10' ELECTRICAL EASEMENT
B EX. 75' SANITARY EASEMENT
C EX. 15' WATER EASEMENT
D EX. 30.25' WATER EASEMENT
E EX. 15' WATER EASEMENT

CONVENTIONAL SIGNS

County Line
Township Line
Section Line
Corporation Line
Fence Line (existing) (proposed)
Center Line
Trees, Stumps (to be removed)
Utility Poles: Telephone Power Light
Right of Way (only) R/W
Standard Highway Ease. SH
Temp. Right of Way T
Exist. Right of Way Ex R/W
Exist. Stand. High. Ease. Ex SH
Exist. Channel Ease. Ex CH
Exist. Utility Ease. Ex U
Property Line (in existing fence)
Railroad or
Guardrail (existing) (proposed)
Construction Limits

HORIZONTAL SCALE IN FEET 0 100 200 400

STRUCTURE KEY

RESIDENTIAL
COMMERCIAL
OUT-BUILDING
CHURCH

REV	DATE	DESCRIPTION

COMPLETION DATE:

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

PROPERTY MAP

MOT-48-0.45

GRANTEE: STATE OF OHIO

TOTAL NUMBER OF :

17 OWNERSHIPS — 0 OWNERSHIPS WITH STRUCTURES INVOLVED
37 PARCELS
1 TOTAL TAKES — OWNERSHIPS WITH "P" ITEMS

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND COU NTY	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NUMBER
1WD	CENTERVILLE ALLIANCE CHURCH, THE	7,8	DMF 77-0103-A05		067-038-10-0025	5.028	0.287	0.353	0.287	0.066	NO		4.675		0.250 ACRES OVERLAPS EXISTING SANITARY EASEMENT (EASE 03-115230 0006)	
	CHRISTIAN AND MISSIONARY ALLIANCE														0.066 ACRES OVERLAPS EXISTING WATER EASEMENT (EASE 03-115230 0006)	
2WD	RLG SOCIAL ROW LTD. (88% INTEREST) AND	7,8,9	I.R.# DEED 05-128641		067-038-10-0004	30.000	1.677	0.969	0.519	0.450	NO	27.873			0.152 ACRES OVERLAPS EXISTING ELECTRIC EASEMENT (DMF 91-0299-B07)	
	GCG SOCIAL ROW LTD. (12% INTEREST)														* PRIVATE SIGN "WASHINGTON STATION"	
			I.R.# DEED 05-128641		067-038-10-0005	33.825	0.634	0.330	0.195	0.135	NO	33.056			0.062 ACRES OVERLAPS EXISTING ELECTRIC EASEMENT (DMF 91-0299-B07)	
															0.049 ACRES OVERLAPS EXISTING ELECTRIC EASEMENT (EASE 03-038956))	
	2WD TOTAL					63.825	2.311	1.299	0.714	0.585		60.929			THE DEED ACREAGE IS 64.427 ACRES.	
2WDV	RLG SOCIAL ROW LTD. (88% INTEREST) AND	9,16,17	I.R.# DEED 05-128641		067-038-10-0004	30.000	1.677	1.165	0.497	0.668	NO				THE DEED ACREAGE IS 64.427 ACRES.	
	GCG SOCIAL ROW LTD. (12% INTEREST)														THE GRAND TOTAL FOR AUDITOR'S PARCEL # 067-038-10-0004	
	GRAND TOTAL FOR 067-038-10-0004					30.000	1.677	2.134	1.016	1.118			27.205		INCLUDES BOTH TAKES, 2WDV AND 2WD	
3WD	JAMES E. PORTER	8	DMF 99-0628 B12		067-038-10-0032	1.878	0.103	0.147	0.103	0.044	NO		1.731		RECORD AREA AS MEASURED	
															0.039 ACRES OVERLAPS EXISTING WATER EASEMENT	
															0.147 ACRES OVERLAPS EXISTING SANITARY EASEMENT (EASE 03-038957)	
			DMF 99-0628 B12		067-038-10-0039	0.126	0.007	0.011	0.007	0.004	NO		0.115		RECORD AREA AS MEASURED	
															0.003 ACRES OVERLAPS EXISTING WATER EASEMENT	
	GRAND TOTAL					2.004	0.110	0.158	0.110	0.048			1.846		0.011 ACRES OVERLAPS EXISTING SANITARY EASEMENT (EASE 03-038957)	
3T		8			067-038-10-0032			0.011	0.000	0.011	NO				DRIVE CONSTRUCTION	
															0.011 ACRES OVERLAPS EXISTING SANITARY EASEMENT (EASE 03-038957)	
4WD	DEBORAH ANN SMITH AND SULLIVAN SMITH	8	DMF 01-0196-B12		067-038-10-0026	1.980	0.097	0.161	0.097	0.064	NO		1.819		0.161 ACRES OVERLAPS EXISTING SANITARY EASEMENT (DMF 00-0201-D12)	
															0.048 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 74-0068-B01))	
															*TWO DECORATIVE FENCES (10' OF 14' IS AN ENCROACHMENT)	
4T		8			067-038-10-0026			0.013	0.000	0.013	NO				DRIVE CONSTRUCTION, SLOPE CONSTRUCTION	
															0.013 ACRES OVERLAPS EXISTING SANITARY EASEMENT (DMF 00-0201-D12)	
5WD	LUTHER C. LEHMAN AND LOIS L. LEHMAN	8, 9	D.B. 2481	PG. 502	067-038-10-0031	1.380	0.104	0.194	0.104	0.090	NO		1.186		0.052 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 74-0204-A07)	
5T		8, 9						0.013	0.000	0.013	NO				DRIVE CONSTRUCTION, SLOPE CONSTRUCTION	
6WD	JOHN T. ROSS	9	DMF 99-0297 D03		067-038-10-0009	0.934	0.183	0.215	0.092	0.123	NO				0.049 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 74-0296-C03)	
6WDV		9, 18			067-038-10-0009			0.179	0.090	0.089	NO					
	GRAND TOTAL					0.934	0.183	0.394	0.182	0.212			0.539			
6T		9, 13			067-038-10-0009			0.010	0.000	0.010	NO				DRIVE CONSTRUCTION AND MINOR GRADING	
7WDV	JIM WERPIN, TRUSTEE FOR IRREVOCABLE	9, 13	DMF 93-0749 A08		067-220-05-0004	1.794	0.000	0.107	0.000	0.107	NO	1.687			RECORD AREA AS MEASURED	
	TRUST FOR LANCE OAKES, PETER OAKES														0.091 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 94-0369-C07)	
	AND SHANNON OAKES														LOT 4 OF CENTERVILLE TERRACE (PLAT BOOK 00, PAGE 12)	
															GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
7T		9, 13			067-220-05-0004			0.011	0.000	0.011	NO				SLOPE CONSTRUCTION	
															0.001 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 94-0369-C07)	
8WD	BOARD OF TRUSTEES OF WASHINGTON	9, 10	I.R.# DEED 05-03135		067-038-10-0111	4.2418	0.417	0.473	0.207	0.266	NO				0.348 ACRES OVERLAPS EXISTING WATER EASEMENT (D.B. 2447, PG. 645)	
	TOWNSHIP, MONTGOMERY COUNTY, OHIO				067-038-10-0259											
															THE RECORD AREA INCLUDES BOTH AUDITOR PARCEL NUMBERS	
															067-038-10-0111 AND 067-038-10-0259. A NEW AUDITOR PARCEL NUMBER	
8WDV		9, 17	I.R.# DEED 05-03135		067-038-10-0111			0.478	0.210	0.268	NO				HAS YET TO BE CREATED TO CONSOLIDATE THE TWO PARCELS.	
					067-038-10-0259										0.279 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 96-0541-A01)	
	GRAND TOTAL					4.242	0.417	0.951	0.417	0.534		3.291				
8WD2		10	I.R.# DEED 02-062582		067-038-10-0003	40.0446	0.149	0.209	0.115	0.094	NO				0.191 ACRES OVERLAPS EXISTING WATER EASEMENT (D.B. 2447, PG. 645)	
8WDV3		16, 17			067-038-10-0003		0.970	0.390	0.203	0.187	NO				0.187 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 96-0541-A01)	
															GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
	GRAND TOTAL					40.0446	1.119	0.599	0.318	0.281		38.645				
8T2		10	I.R.# DEED 02-062582		067-038-10-0003			0.011	0.000	0.011	NO				DRIVE CONSTRUCTION, SLOPE CONSTRUCTION	

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.
NOTE: ALL AREAS IN ACRES

WD = FEE SIMPLE RESERVATION OF ACCESS
T = TEMPORARY EASEMENT

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

* DENOTES RIGHT OF WAY ENCROACHMENT

REV	DATE	DESCRIPTION
TPW	8/18/2008	CHANGE IN PARCEL COUNT.
TPW	7/7/2008	NEW TAKE AREA FOR 2WDV.

DATE OF COMPLETION

FEDERAL PROJECT NO. E040 172

STATE JOB NO. 477510

PID NO. 75104

RW DESIGNER MAG
RW REVIEWER AJS

SUMMARY OF ADDITIONAL RIGHT OF WAY PARCELS 1-8

MOT-48-0.45

GRANTEE: STATE OF OHIO

TOTAL NUMBER OF :

17 OWNERSHIPS — 0 OWNERSHIPS WITH STRUCTURES INVOLVED
37 PARCELS
1 TOTAL TAKES — OWNERSHIPS WITH "P" ITEMS

NET RESIDUE = RECORD AREA - TOTAL PRO - NET TAKE

PARCEL NO.	OWNER	SHEET NO.	OWNERS BOOK	RECORD PAGE	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCT. TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	TYPE FUND COUNTY	REMARKS AND PERSONALTY	AS ACQUIRED INSTRUMENT NUMBER
9WD	THE TRUSTEES OF MIAMI PRESBYTERY OF THE UNITED PRESBYTERIAN CHURCH OF THE UNITED STATES OF AMERICA	10, 11	DMF 78-0025-C05		067-038-10-0061	6.330	0.317	0.517	0.317	0.200	S(2)	5.813			0.502 ACRES OVERLAPS EXISTING WATER EASEMENT (D.B. 2479, PG. 438) WOOD SIGN MARKED "LABYRINTH" WOOD SIGN MARKED "10425"	
9T		10			067-038-10-0061			0.008	0.000	0.008	NO				DRIVE CONSTRUCTION, SLOPE CONSTRUCTION	
10WD	VERRILL O. GARDINER	11	I.R.# DEED 06-033087		067-038-10-0044	0.999	0.061	0.077	0.061	0.016	NO		0.922		RECORD AREA AS MEASURED DRIVE CONSTRUCTION, SLOPE CONSTRUCTION	
10T			I.R.# DEED 06-033087		067-038-10-0043	3.354	0.208	0.015	0.000	0.015	NO		3.354		WOOD BOLLARDS (12)	
	GRAND TOTAL					4.353	0.269	0.077	0.061	0.016			4.276			
11-15	NOT USED															
16WD	JAMES A. LANDSIEDEL AND WALLACE H. BEERMAN	9	DMF 70-0192-D01		067-038-10-0109	0.096	0.096	0.096	0.096	0.000	NO		0.000		0.096 ACRES OVERLAPS EXISTING HIGHWAY EASMENT (DMF 97-0620-B12) 0.022 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 74-0296-C03)	
17WD	ETHEL WINTERHALTER	9	DMF 97-0620-C03		067-038-10-0110	0.177	0.177	0.177	0.177	0.000	NO	0.000			0.177 ACRES OVERLAPS EXISTING HIGHWAY EASMENT (DMF 97-0620-C03) 0.069 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 96-0541-A01) 0.106 ACRES OVERLAPS EXISTING WATER EASEMENT (D.B. 2479, PG. 438)	
18-20	NOT USED															
21WDV	CHRISTOPHER G. MALCHOW AND KAREN M. MALCHOW	18	DMF 90-0286-A07		067-038-10-0028	1.030	0.130	0.211	0.130	0.081	NO				GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
21WDV1		18			067-038-10-0028		0.000	0.014	0.000	0.014	NO				DRIVE CONSTRUCTION AND MINOR GRADING	
					TOTALS	1.030	0.130	0.224	0.000	0.095	NO		0.805		DRIVE CONSTRUCTION AND MINOR GRADING	
21T		18			067-038-10-0028			0.007	0.000	0.007	NO					
22WDV	BARBARA SUE ANDERSON	18	DMF 83-0617-D07		067-220-05-0005	0.689	0.000	0.046	0.000	0.046	NO	0.643			RECORD AREA AS MEASURED 0.038 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 91-0699-E08) LOT 5 OF CENTERVILLE TERRACE (PLAT BOOK 00, PAGE 12) *LANDSCAPING ROCKS (2) GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
22T		18			067-220-05-0005			0.016	0.000	0.016	NO				DRIVE CONSTRUCTION, SLOPE CONTRUCTION	
23WDV	ARNOLD O. OGINGA AND ASMAHAN N. YUNIS	18, 19	I.D.# DEED 04-131811		067-220-05-0006	0.541	0.000	0.071	0.000	0.071	NO	0.470			RECORD AREA AS MEASURED 0.064 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 91-0700-A07) LOT 6 OF CENTERVILLE TERRACE (PLAT BOOK 00, PAGE 12) GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
23T		18, 19			067-220-05-0006			0.024	0.000	0.024	NO				SLOPE CONSTRUCTION	
24WDV	RICKY N. BLACKENSHIP AND MADONNA C. BLACKENSHIP	18, 19	DMF 89-0198-E02		067-038-10-0030	1.230	0.099	0.133	0.099	0.034	NO		1.097		GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
24T		18, 19			067-038-10-0030			0.007	0.000	0.007	NO				DRIVE CONSTRUCTION	
25WDV	LEROY E. CLEMENZ AND PEGGY C. CLEMENZ	19	DMF 89-0595-A06		067-038-10-0027	1.230	0.098	0.197	0.098	0.099	NO		1.033		0.009 ACRES OVERLAPS EXISTING WATER EASEMENT (DMF 89-0428-C02) GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	
25T		19			067-038-10-0027			0.037	0.000	0.037	NO				DRIVE CONSTRUCTION, SLOPE CONTRUCTION	
26WDV	KATHRINE A. MATTINGLY AND MATTHEW A. MATTINGLY	19	I.R.# DEED 04-055977		067-038-10-0029	5.461	0.072	0.014	0.000	0.014	NO		5.375		GRANTEE: MONTGOMERY COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO	

* DENOTES RIGHT OF WAY ENCROACHMENT

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTHS DURATION.
NOTE: ALL AREAS IN ACRES

WD = FEE SIMPLE RESERVATION OF ACCESS
T = TEMPORARY EASEMENT

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

REV	DATE	DESCRIPTION
TPW	10/3/2008	ADDED 21WDV1 PARCEL
TPW	8/18/2008	CHANGE 10T UNTO 10WD AND A NEW 10T.

DATE OF COMPLETION

FEDERAL PROJECT NO. E040 172

STATE JOB NO. 477510

PID NO. 75104

RW DESIGNER MAG
RW REVIEWER AJS

SUMMARY OF ADDITIONAL RIGHT OF WAY PARCELS 9-26

MOT-48-0.45

MOT-48-0.45

SECTION 28, 29 T.3, R.5, M.R.S.
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

HORIZONTAL SCALE IN FEET
0 100 200 400

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

R/W PLAN DETAIL SHEET INDEX

MOT-48-0.45

REV	DATE	DESCRIPTION

COMPLETION DATE:

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

NOTE: THE EXISTING R/W WIDTH AND
AND LOCATION WERE DETERMINED USING THE FOLLOWING:

OHIO LEGISLATURE VOLUME 29, PAGE 373
PASSED MARCH 14, 1831
MOT-48-00.40 P.B. 179, PAGE 29

ADDRESS	DISTANCE FROM FACE OF HOUSE TO PROPOSED R/W
10688 DAYTON-LEBANON PIKE	34'

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

REV	DATE	DESCRIPTION

COMPLETION DATE:

HORIZONTAL SCALE IN FEET
0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN
S.R.-48 STA. 22+00 TO STA. 27+00

MOT-48-0.45

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

Sanitary Easement Table	
DMF	Auditor's Parcel Number
00-0201 D12	67-38-10-26
EASE 03-038957	67-38-10-32
EASE 03-115230 0006	67-38-10-25

Water Easement Table	
DMF	Auditor's Parcel Number
74-0204-A07	067-038-10-0031
74-0068 B01	067-038-10-0026
DMF Number Missing	067-038-10-0032
74-0296-C03	067-038-10-0009, 0109
DMF 74-0296-C01	067-038-10-0025

NOTE: THE EXISTING R/W WIDTH AND AND LOCATION WERE DETERMINED USING THE FOLLOWING:

OHIO LEGISLATURE VOLUME 29, PAGE 373
PASSED MARCH 14, 1831

MOT-48-00.40 P.B. 179, PAGE 29

1. S 04° 56' 39" W, 656.53' (TIE 1WD)
2. S 04° 56' 39" W 286.21' (1WD)
3. S 04° 56' 39" W, 497.01' (TIE 3WD)
4. S 04° 56' 39" W, 356.53' (TIE 4WD)
5. N 85° 03' 21" W, 20.00' (5WD)
6. S 04° 56' 39" W, 45.90' (5WD)
7. N 04° 56' 39" E, 150.92' (5WD AND 5T)
8. S 85° 03' 21" E, 10.00' (5T)
9. S 01° 23' 45" E, 18.11' (5T)
10. N 82° 49' 42" W, 3.00' (4T AND 5T)

* DENOTES R/W ENCROACHMENT

ADDRESS	DISTANCE FROM FACE OF HOUSE TO PROPOSED R/W
10688 DAYTON-LEBANON PIKE	34'
10632 DAYTON-LEBANON PIKE	77'
10612 DAYTON-LEBANON PIKE	64'
10578 DAYTON-LEBANON PIKE	65'

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

REV	DATE	DESCRIPTION

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN
S.R.-48 STA. 27+00 TO STA. 32+00

MOT-48-0.45

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

NOTE: THE EXISTING R/W WIDTH AND AND LOCATION WERE DETERMINED USING THE FOLLOWING:

OHIO LEGISLATURE VOLUME 29, PAGE 373
PASSED MARCH 14, 1831
MOT-48-0.650
BOOK A, PAGE 62
PLAT BOOK 00, PAGE 12
DEED BOOK 877, PAGE 12
MICROFICHE 00-0510-E03
MOT-48-00.40 P.B. 179, PAGE 29

SOCIAL ROW ROAD
CURVE DATA

PI Sta 41+37.21
⅜= 08° 36′ 33″ Rt
Dc = 01° 00′ 00″
R = 5730.00′
T = 431.30′

Water Easement Table	
DMF	Auditor's Parcel Number
74-0204-A07	067-038-10-0031
74-0068 B01	067-038-10-0026
DMF Number Missing	067-038-10-0032
74-0296-C03	067-038-10-0009, 0109
D.B. 2479, PG. 438	67-038-10-0002, 0003, 00061, 0111, 259
D.B. 2474, PG. 334	67-038-10-0023
D.B. 2447, PG. 645	067-038-10-0051
D.B. 2442, PG. 189	067-038-10-0001, 0016, 0055

ADDRESS	DISTANCE FROM FACE OF HOUSE TO PROPOSED R/W
30 E. SOCIAL ROW ROAD	24′ TO SR 48 R/W
30 E. SOCIAL ROW ROAD	34′ TO SOCIAL ROW ROAD R/W

* DENOTES RIGHT OF WAY ENCROACHMENT.

1. S 82° 40′ 04″ E, 634.93′ (TIE 25WDV)
2. S 82° 40′ 04″ E, 459.93′ (TIE 24WDV)
3. S 82° 40′ 04″ E, 448.97′ (TIE 23WDV)
4. S 82° 40′ 04″ E, 339.60′ (TIE 22WD and 7WD)
5. S 85° 03′ 21″ E, 30.00′ (6WD,16WD)
6. N 51° 07′ 21″ E, 53.41′ (6WD,16WD)
7. N 07° 25′ 01″ E, 32.50′ (6WDV,16WD)
8. S 03° 59′ 18″ W, 23.98′ (6WD, 6WDV)
9. S 04° 56′ 39″ W, 944.37′ (2WD)
10. S 04° 53′ 33″ W, 301.65′ (8WD)
11. S 87° 02′ 49″ W, 64.45′ (2T)
12. N 04° 56′ 39″ E, 150.92′ (5WD, AND TIE 5T)
13. N 82° 43′ 21″ W, 70.06′ (5WD,5T, AND 6WD)
14. S 04° 56′ 39″ W, 656.53′ (TIE 1WD)
15. S 04° 56′ 39″ W, 497.01′ (TIE 3WD)
16. S 04° 56′ 39″ W, 356.53′ (TIE 4WD)
17. S 83° 54′ 17″ E, 200.65′ (7WD AND 7T TIE TO IPS)
18. N 04° 53′ 33″ E,395.28′ (TIE 8WD2)
19. N 85° 06′ 27″ W,30.00′ (8WD, 17WD)
20. N 04° 53′ 33″ E, 560.41′ (TIE 9WD)
21. S 82° 40′ 04″ E, 229.97′ (TIE 21WDV)
22. S 82° 40′ 04″ E, 70.00′ (16WD, TIE 6WDV)
23. N 88° 50′ 21″ E, 837.21′ (TIE 2T)
24. S 01° 01′ 01″ E, 22.50′ (TIE 8WD, 8WDV, 17WD)
25. S 04° 53′ 33″ W, 301.65′ (8WD)
26. S 88° 50′ 21″ W, 480.00′ (TIE 8WDV3)
27. S 88° 50′ 21″ W, 370.00′ (8WDV)
28. S 04° 56′ 39″ W, 45.90′ (5WD)
29. S 82° 40′ 04″ E, 809.93′ (TIE 26WDV)
30. N 88° 50′ 21″ E, 727.21′ (2WDV)

(1) R = 30.00′
L = 45.90′
CH = 41.55′
N 38° 51′ 10″ W

CENTERVILLE TERRACE
P.B. 00, PG. 12

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN
S.R.-48 STA. 32+00 TO STA. 36+00

MOT-48-0.45

REV	DATE	DESCRIPTION
TPW	7/07/08	NEW TAKE AREA FOR 2WDV.

COMPLETION DATE:

9/19

146/156

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

NOTE: THE EXISTING R/W WIDTH AND AND LOCATION WERE DETERMINED USING THE FOLLOWING:

OHIO LEGISLATURE VOLUME 29, PAGE 373
PASSED MARCH 14, 1831
PLAT BOOK 00, PAGE 12
MICROFICHE 00-0510-E03

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

REV	DATE	DESCRIPTION

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN
S.R.-48 STA. 36+00 TO STA. 41+00

MOT-48-0.45

10/19

147/156

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

NOTE: THE EXISTING R/W WIDTH AND AND LOCATION WERE DETERMINED USING THE FOLLOWING:

OHIO LEGISLATURE VOLUME 29, PAGE 373
PASSED MARCH 14, 1831
PLAT BOOK 00, PAGE 12

1. S 86° 58' 50" W, 38.37' (10WD)
2. S 00° 49' 05" E, 10.05' (10T)
3. S 42° 23' 53" E, 17.69' (10T)
4. S 04° 53' 33" W, 25.00' (10T)
5. S 40° 06' 36" W, 20.81' (10T)
6. S 09° 39' 22" W, 12.04' (10T)
7. S 04° 53' 33" W, 24.00' (10T)
8. S 63° 32' 01" E, 7.53' (10T)
9. N 04° 53' 33" E, 103.78' (10T)

ADDRESS	DISTANCE FROM FACE OF HOUSE TO PROPOSED R/W
10375 DAYTON-LEBANON PIKE	68'
10425 DAYTON-LEBANON PIKE	93'

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

REV	DATE	DESCRIPTION
TPW	9/4/08	CHANGED BEARING ON PARCEL 10'S DIVISION LINE.
TPW	8/18/08	SPLIT PARCEL 10T INTO 10WD AND A NEW T10.

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN
S.R.-48 STA. 41+00 TO STA. 46+00

MOT-48-0.45

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

NOTE: THE EXISTING R/W WIDTH AND
AND LOCATION WERE DETERMINED USING THE FOLLOWING:

BOOK A, PAGE 62

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

REV	DATE	DESCRIPTION
TPW	7/07/08	NEW TAKE AREA FOR 2WDV.

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS

R/W REVIEWER JJB

RIGHT OF WAY PLAN, SOCIAL ROW RD
STA. 30+00 TO STA. 35+00

MOT-48-0.45

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

SOCIAL ROW ROAD
CURVE No. 1 DATA

PI Sta 41+37.21
Δ = 08° 36' 33" Rt
Dc = 01° 00' 00"
R = 5730.00'
T = 431.30'

(1) S 88° 50' 21" W, 480.00' (TIE 8WDV3)

(2) N 01° 16' 47" E, 10.00' (8WDV)

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

NOTE: THE EXISTING R/W WIDTH AND
AND LOCATION WERE DETERMINED USING THE FOLLOWING:

BOOK A, PAGE 62
DEED BOOK 877, PAGE 12

REV	DATE	DESCRIPTION
TPW	7/07/08	NEW TAKE AREA FOR 2WDV.

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN, SOCIAL ROW RD
STA. 35+00 TO STA. 39+50

MOT-48-0.45

17 / 19

154
156

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

1. S 10° 39' 18" W, 4.95' (21WDV)
2. S 04° 58' 50" W, 3.00' (7T, 22T)
3. S 04° 58' 50" W, 17.80' (7WDV)
4. N 85° 36' 06" W, 71.81' (TIE 21T1)
5. N 84° 16' 14" W, 17.83' (21T)
6. N 01° 26' 16" W, 14.63' (21T)
7. S 84° 28' 14" E, 22.47' (TIE 21T)
8. N 82° 35' 05" W, 27.33' (TIE 6T)
9. N 84° 59' 26" W, 15.82' (6T)

Water Easement Table	
DMF	Auditor's Parcel Number
94-0369 C07	067-220-05-0004
91-0699 E08	067-220-05-005
91-0700 A07	067-220-05-0006

SOCIAL ROW ROAD
CURVE DATA

PI Sta 41+37.21
⅜= 08° 36' 33" Rt
Dc = 01° 00' 00"
R = 5730.00'
T = 431.30'

10. S 81° 43' 55" E, 16.68' (22T), (22WDV)
11. S 82° 40' 04" E, 459.93' (TIE 24WDV)
12. S 82° 40' 04" E, 448.97' (TIE 23WDV)
13. S 82° 40' 04" E, 339.60' (TIE 22WDV&7WDV)
14. S 82° 40' 04" E, 229.97' (TIE 21WDV)
15. N 88° 24' 57" E, 1.47''
    IPS to ⅝" IPF
19. N 06° 13' 58" E, 18.05' (22WDV, 23WDV, TIE 23T)
20. N 06° 13' 58" E, 28.81 (TIE 23WDV)

NOTE: THE EXISTING R/W WIDTH AND
AND LOCATION WERE DETERMINED USING THE FOLLOWING:

BOOK A, PAGE 62
PLAT BOOK 00, PAGE 12

ADDRESS	DISTANCE FROM FACE OF HOUSE TO PROPOSED R/W
72 E. SOCIAL ROW ROAD	108'
67 E. SOCIAL ROW ROAD	39'
10525 GRAND VISTA DRIVE	26'
116 E. SOCIAL ROW ROAD	64'

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

REV	DATE	DESCRIPTION

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN, SOCIAL ROW RD
STA. 43+00 TO STA. 47+00

MOT-48-0.45

T.3, R.5, M.R.S.
SECTION 28
WASHINGTON TOWNSHIP
MONTGOMERY COUNTY

1. N 82° 41′ 10″ W, 169.74′ (23WDV)
2. S 30° 00′ 03″ W, 61.33′ (25WDV)
3. N 24° 33′ 26″ W, 18.87′ (25WDV, 25T)
4. N 21° 32′ 54″ W, 10.74′ (25T)
5. N 82° 33′ 07″ W, 10.00′ (25T)
6. S 80° 44′ 30″ E, 126.64′ (23T)
7. S 82° 40′ 04″ E, 809.93′ (TIE 26WDV)
8. N 30° 00′ 03″ E, 17.99′ (26WDV)
9. S 82° 40′ 04″ E, 634.93′ (TIE 25WDV)
10. S 30° 00′ 03″ W, 10.83′ (25T)
11. S 81° 43′ 55″ E, 192.95′ (23WDV, 23T)
12. N 83° 47′ 04″ W, 28.21′ (25WDV, 25T)

1. R = 25.00′
   L = 28.80′
   CH = 27.23′
   S 64° 18′ 36″ W
2. R = 25.00′
   L = 1.08′
   CH = 1.08′
   S 30° 03′ 54″ W

FOR MONUMENT LEGEND SEE SHEET 1
FOR STRUCTURE KEY SEE SHEET 2
FOR CONVENTIONAL SIGNS SEE SHEET 2

ADDRESS	DISTANCE FROM FACE OF HOUSE TO PROPOSED R/W
142 E. SOCIAL ROW ROAD	48′

NOTE: THE EXISTING R/W WIDTH AND
AND LOCATION WERE DETERMINED USING THE FOLLOWING:

BOOK A, PAGE 62
PLAT BOOK 00, PAGE 12

REV	DATE	DESCRIPTION

COMPLETION DATE:

HORIZONTAL SCALE IN FEET 0 10 20 40

PID NO. 75104

R/W DESIGNER AJS
R/W REVIEWER JJB

RIGHT OF WAY PLAN, SOCIAL ROW RD
STA. 47+00 TO STA. 51+00

MOT-48-0.45

19/19

156
156